

City Hall • Phone 952-927-8861
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Date: February 12, 2014

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 5100 Edina Industrial Boulevard

The Planning Commission is asked to consider a sketch plan proposal to tear down the existing 20,388 square foot office building at 5100 Edina Industrial Boulevard and build a new 16,000 square foot retail building with a drive-through on the north end of the building. (See location on pages A1–A3 and the applicant narrative and plans on pages A4–A7.)

To accommodate the request, the following would be required:

1. A Rezoning from POD, Planned Office District-1, to PCD-2, Planned Commercial District-2 or PUD, Planned Unit Development.
2. A Comprehensive Guide Plan Amendment from Office to Neighborhood Commercial.

The property is located just west of Highway 100 and is located across the street from retail uses that are zoned PCD-2, Planned Commercial District. Uses include the Shell gas station, Burger King, and a small retail strip center. North and west of the site are office/light industrial uses. (See the Zoning for the area on page A8, and the Comprehensive Plan designations for the area on pages A9–A11.) The proposed use of the property would be consistent with the existing land uses to the south.

This property is located within an area of the City that is designated as a "Potential Area of Change" within the 2008 Comprehensive Plan. (See page A11.) The Comprehensive Plan states that within the Potential Areas of Change, "A development proposal that involves a Comprehensive Plan Amendment or a rezoning will require a Small Area Plan study prior to planning application. However, the authority to initiate a Small Area Plan rests with the City Council." The City Council did not recommend a Small Area Plan as part of a recent Sketch Plan of the site to the west.



The following is a compliance table demonstrating how the proposed building complies with the PCD-2 Zoning Ordinance Standards.

Compliance Table

	City Standard (PCD-2)	Proposed (Existing)
<u>Building Setbacks</u>		
Front – Edina Ind. Blvd	35 feet	12 feet*
Front – Highway 100	35 feet	15 feet*
Rear – North	25 feet	25+ feet
Side – North	25 feet	50 & 40 feet
Building Height	4 stories	1 story
Maximum Floor Area Ratio (FAR)	1.5%	.30%
Parking Stalls (Site)	97	75*
Parking Stall Setbacks	20' & 10'	20' & 5'*
Drive Aisle Width	24 feet	24 feet

*** variance required**

Comprehensive Plan Inconsistency

The site is guided for Office Uses in the Comprehensive Plan. The above mentioned Commercial sites located south of the subject property, are guided for Industrial use, therefore, they are not consistent with the Comprehensive Plan. (Page A9.) If the applicant pursues a Comprehensive Plan amendment, staff would also recommend that these Commercial sites also be included for consideration of a Comprehensive Plan Amendment to Neighborhood Commercial to bring the existing uses into compliance.

Additional Identified Issues

Staff would highlight the following issues for discussion:

- Develop a site plan with the property to the west, which is also in for consideration of a sketch plan for redevelopment. A unified site plan with cross-



access easements could provide for better site circulation and access to Edina Industrial Boulevard and Metro Boulevard. Consideration of one entrance onto Edina Industrial Boulevard between the two sites to align with the westernmost Shell Gas Station entrance. (See page A3.)

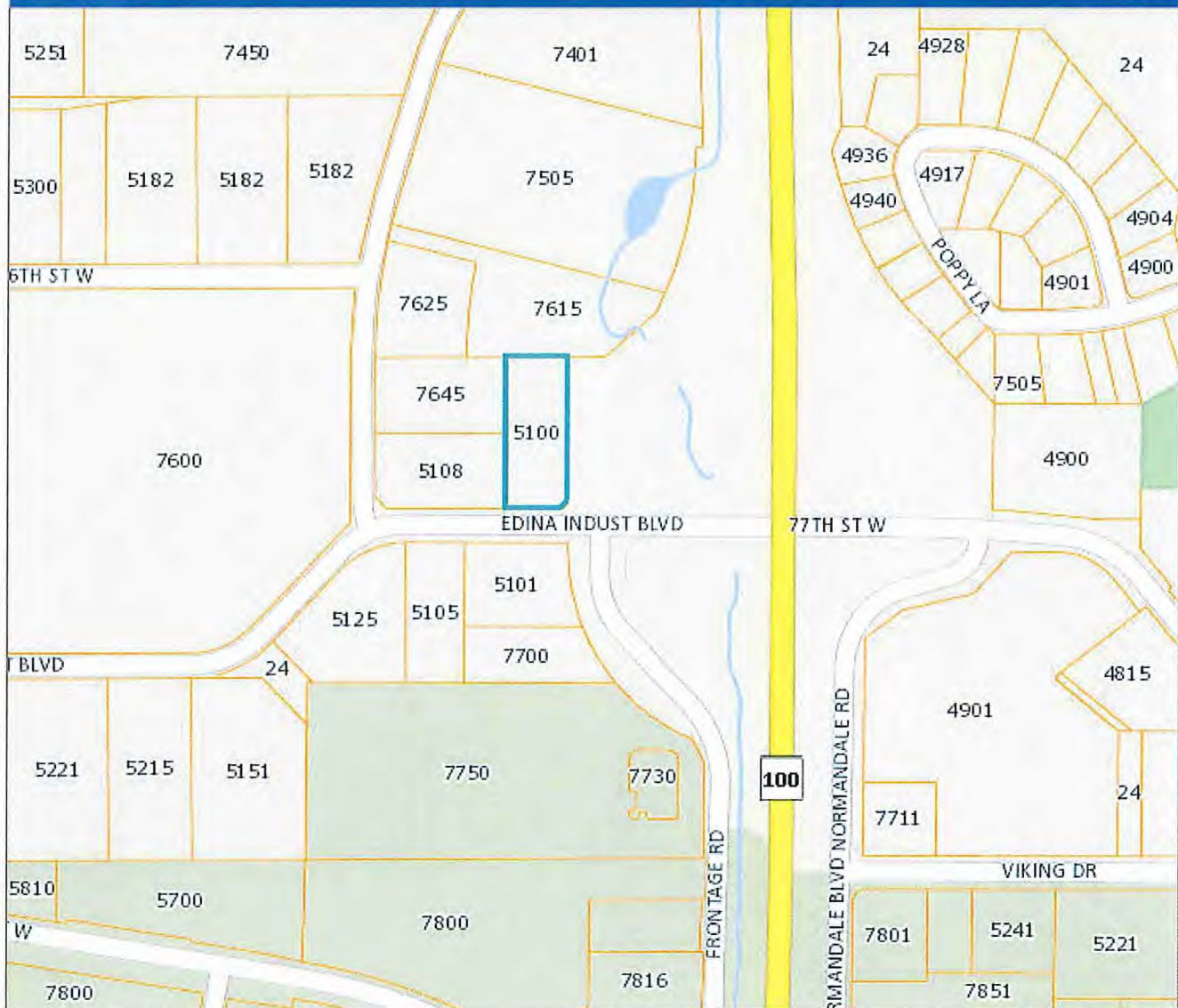
Traffic/Parking

A traffic/circulation and parking study would need to be completed to determine impacts on adjacent roadways.



Interactive Maps

Property Map



Parcel ID: 09-116-21-34-0003

Owner Name:

Parcel Address: 5100 Edina Indust Blvd
Edina, MN 55439

Property Type:

Home-stead:

Parcel Area: 1.23 acres
53,534 sq ft

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 400 ft.

Print Date: 2/4/2014

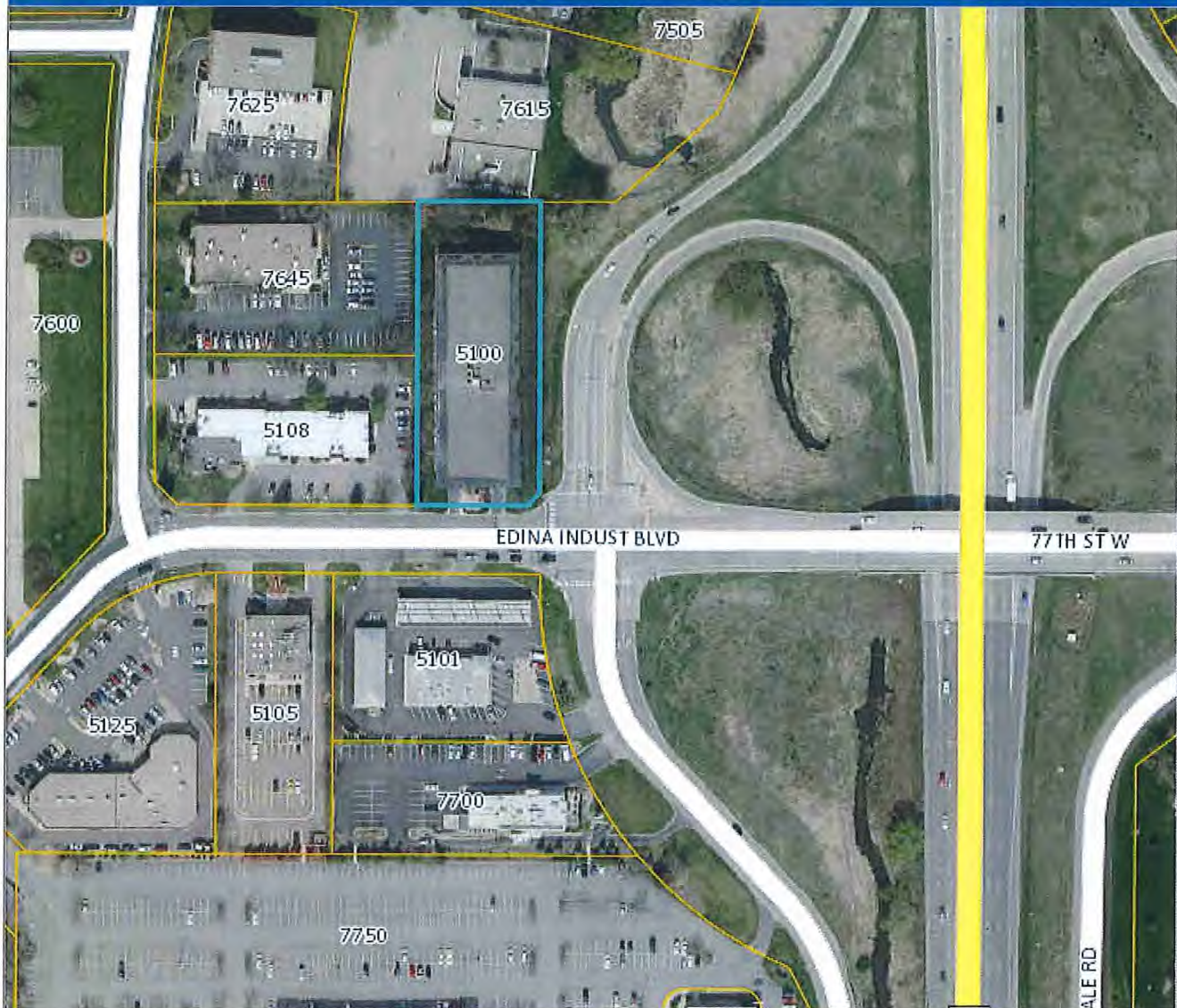


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A1



Parcel ID: 09-116-21-34-0003

Owner Name: Stewardship Properties Iv

Parcel Address: 5100 Edina Indust Blvd
Edina, MN 55439

Property Type:

Home-
stead:

Parcel Area: 1.23 acres
53,534 sq ft

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" \approx 200 ft.

Print Date: 2/4/2014



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A2



Parcel ID: 09-116-21-34-0003

Owner Name: Stewardship Properties Iv

Parcel Address: 5100 Edina Indust Blvd
Edina, MN 55439

Property Type:

**Home-
stead:**

Parcel Area: 1.23 acres
53,534 sq ft

A-T-B: Abstract

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" \approx 100 ft.

Print Date: 2/4/2014



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January 24, 2014

Cary Teague, Planning Director
Planning Department
Edina City Hall
4801 W. 50th St.
Edina, MN 55424

Project: **Retail Redevelopment**

Location: **5100 Edina Industrial Boulevard**

Subject: **Sketch Plan Narrative**

Proposed Redevelopment:

This presentation for Sketch Plan Review is a conceptual design for the redevelopment of the site at 5100 Edina Industrial Boulevard. The proposal is to demolish the existing office building and associated parking and construct an approximately 16,000 SF retail development with site improvements.

City and Neighborhood Betterment:

The proposed redevelopment of this parcel from office to retail uses will benefit the city and area surrounding the project in the following ways:

- Provide convenient retail establishments to the industrial and office uses in the area.
- Locates parking behind and to the side of the building creating better visual environment for vehicular and pedestrian traffic
- Improve the site with more vibrant uses and an attractive building
- Create a greener and more environmentally friendly development improving storm water rates and quality through storm water retention and rain gardens or vegetated swales.
- Provides small scale neighborhood serving retail.
- Add new businesses to the Edina tax base.

PUD:

The project proposes to change the zoning of the site from POD-1 to a PUD using the PCD-2 as a basis for the zoning entitlements. The application for a PUD for this site is based largely around siting the building appropriately to locate the parking to the side and rear of the building and bring the building toward the front of the site. With typical PCD-2 parking setbacks, the building setbacks of 35 feet for front yard setbacks and 25 feet for side and rear yard setbacks make it impossible to site the building effectively on the site due to its relatively narrow parcel dimensions. The lot width is only 148 feet and in order to meet the setback requirements, a typical 60 feet deep retail building would have to be located in the middle with the parking circling around it in order to fulfill the setback requirements.

In order to maintain some of the trees along the eastern edge of the property, we propose a 15 foot setback along that side and a 12 foot setback at the south side and maintaining a 5 feet landscape buffer on the north and west property lines.

5100 Edina Industrial Boulevard – Sketch Plan Review Narrative

The properties to the south, across Edina Industrial Boulevard are currently zoned PCD-2 and these uses at this site are advantageous as they provide retail conveniences for the adjacent industrial and office developments with visibility along the Highway 100 corridor. According to the current comprehensive plan land use section, this site is identified as an "I" industrial designation which does allow limited retail use. In concert with the uses relative to a PCD-2 designation, the project proposal includes a single drive through at the rear of the site. Locating it in this position screens it from Edina Industrial Boulevard limiting its visual impact and providing the appropriate number of stacking spaces.

We believe the redevelopment of this site would be an improvement for the city and one that will enhance the character of the area, but also the city itself.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sheldon Berg', with a long, sweeping horizontal line extending to the right.

Sheldon Berg, AIA
Principal

Cc: Adam Seraphine, NHH Properties

P:\djrch\2013\113-0102.0 - NHH - Edina Industrial Blvd Retail\Word\Design\Zoning & Planning\5100 Edina Industrial Blvd - Sketch Plan Narrative.doc



NHH - EDINA INDUSTRIAL BLVD RETAIL

Edina, Minnesota

January 24, 2014

Site Plan

113-0102

DJR
ARCHITECTURE INC.



NHH - EDINA INDUSTRIAL BLVD RETAIL

Edina, Minnesota

January 24, 2014

Concept Rendering

113-0102

DJR
ARCHITECTURE INC.

City of Edina

Legend

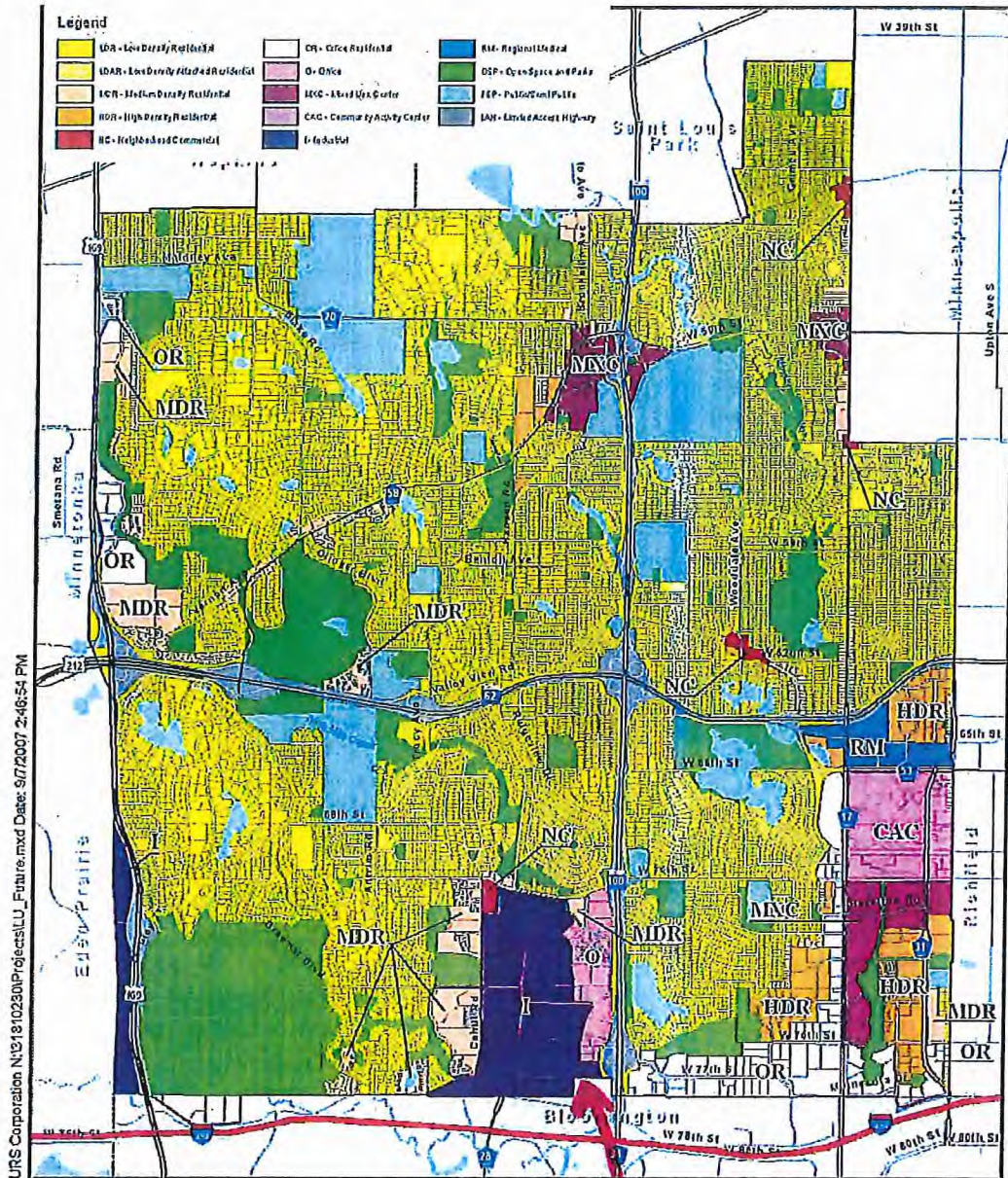
- Highlighted Feature
- Surrounding House (Number Labels)
- House Number Labels
- Street Name Labels
- City Limits
- Creeks
- Lake Names
- Lakes
- Parks
- Zoning

Zoning Legend:

- APO (Automobile Parking District)
- MDD-4 (Mixed Development District)
- MDD-5 (Mixed Development District)
- MDD-6 (Mixed Development District)
- PCD-1 (Planned Commercial District)
- PCD-2 (Planned Commercial District)
- PCD-3 (Planned Commercial District)
- PCD-4 (Planned Commercial District)
- PID (Planned Industrial District)
- PUD (Planned Urban District)
- POO-1 (Planned Office District)
- POO-2 (Planned Office District)
- PRD-1 (Planned Residential District)
- PRD-2 (Planned Residential District)
- PRD-3 (Planned Residential District)
- PRD-4 (Planned Residential District)
- PRD-5 (Planned Residential District)
- PSH-4 (Planned Senior District)
- R-1 (Single Dwelling Unit)
- R-2 (Double Dwelling Unit)
- RMU (Regional Medical District)
- Parcels

Map Details:

- Streets:** 7TH ST NW, 8TH ST NW, 9TH ST NW, 10TH ST NW, 11TH ST NW, 12TH ST NW, 13TH ST NW, 14TH ST NW, 15TH ST NW, 16TH ST NW, 17TH ST NW, 18TH ST NW, 19TH ST NW, 20TH ST NW, 21ST ST NW, 22ND ST NW, 23RD ST NW, 24TH ST NW, 25TH ST NW, 26TH ST NW, 27TH ST NW, 28TH ST NW, 29TH ST NW, 30TH ST NW, 31ST ST NW, 32ND ST NW, 33RD ST NW, 34TH ST NW, 35TH ST NW, 36TH ST NW, 37TH ST NW, 38TH ST NW, 39TH ST NW, 40TH ST NW, 41ST ST NW, 42ND ST NW, 43RD ST NW, 44TH ST NW, 45TH ST NW, 46TH ST NW, 47TH ST NW, 48TH ST NW, 49TH ST NW, 50TH ST NW, 51ST ST NW, 52ND ST NW, 53RD ST NW, 54TH ST NW, 55TH ST NW, 56TH ST NW, 57TH ST NW, 58TH ST NW, 59TH ST NW, 60TH ST NW, 61ST ST NW, 62ND ST NW, 63RD ST NW, 64TH ST NW, 65TH ST NW, 66TH ST NW, 67TH ST NW, 68TH ST NW, 69TH ST NW, 70TH ST NW, 71ST ST NW, 72ND ST NW, 73RD ST NW, 74TH ST NW, 75TH ST NW, 76TH ST NW, 77TH ST NW, 78TH ST NW, 79TH ST NW, 80TH ST NW, 81ST ST NW, 82ND ST NW, 83RD ST NW, 84TH ST NW, 85TH ST NW, 86TH ST NW, 87TH ST NW, 88TH ST NW, 89TH ST NW, 90TH ST NW, 91ST ST NW, 92ND ST NW, 93RD ST NW, 94TH ST NW, 95TH ST NW, 96TH ST NW, 97TH ST NW, 98TH ST NW, 99TH ST NW, 100TH ST NW.
- Houses:** Various house numbers are labeled throughout the map, including 7300, 7301, 7302, 7303, 7304, 7305, 7306, 7307, 7308, 7309, 7310, 7311, 7312, 7313, 7314, 7315, 7316, 7317, 7318, 7319, 7320, 7321, 7322, 7323, 7324, 7325, 7326, 7327, 7328, 7329, 7330, 7331, 7332, 7333, 7334, 7335, 7336, 7337, 7338, 7339, 7340, 7341, 7342, 7343, 7344, 7345, 7346, 7347, 7348, 7349, 7350, 7351, 7352, 7353, 7354, 7355, 7356, 7357, 7358, 7359, 7360, 7361, 7362, 7363, 7364, 7365, 7366, 7367, 7368, 7369, 7370, 7371, 7372, 7373, 7374, 7375, 7376, 7377, 7378, 7379, 7380, 7381, 7382, 7383, 7384, 7385, 7386, 7387, 7388, 7389, 7390, 7391, 7392, 7393, 7394, 7395, 7396, 7397, 7398, 7399, 7400, 7401, 7402, 7403, 7404, 7405, 7406, 7407, 7408, 7409, 7410, 7411, 7412, 7413, 7414, 7415, 7416, 7417, 7418, 7419, 7420, 7421, 7422, 7423, 7424, 7425, 7426, 7427, 7428, 7429, 7430, 7431, 7432, 7433, 7434, 7435, 7436, 7437, 7438, 7439, 7440, 7441, 7442, 7443, 7444, 7445, 7446, 7447, 7448, 7449, 7450, 7451, 7452, 7453, 7454, 7455, 7456, 7457, 7458, 7459, 7460, 7461, 7462, 7463, 7464, 7465, 7466, 7467, 7468, 7469, 7470, 7471, 7472, 7473, 7474, 7475, 7476, 7477, 7478, 7479, 7480, 7481, 7482, 7483, 7484, 7485, 7486, 7487, 7488, 7489, 7490, 7491, 7492, 7493, 7494, 7495, 7496, 7497, 7498, 7499, 7500, 7501, 7502, 7503, 7504, 7505, 7506, 7507, 7508, 7509, 7510, 7511, 7512, 7513, 7514, 7515, 7516, 7517, 7518, 7519, 7520, 7521, 7522, 7523, 7524, 7525, 7526, 7527, 7528, 7529, 7530, 7531, 7532, 7533, 7534, 7535, 7536, 7537, 7538, 7539, 7540, 7541, 7542, 7543, 7544, 7545, 7546, 7547, 7548, 7549, 7550, 7551, 7552, 7553, 7554, 7555, 7556, 7557, 7558, 7559, 7560, 7561, 7562, 7563, 7564, 7565, 7566, 7567, 7568, 7569, 7570, 7571, 7572, 7573, 7574, 7575, 7576, 7577, 7578, 7579, 7580, 7581, 7582, 7583, 7584, 7585, 7586, 7587, 7588, 7589, 7590, 7591, 7592, 7593, 7594, 7595, 7596, 7597, 7598, 7599, 7600, 7601, 7602, 7603, 7604, 7605, 7606, 7607, 7608, 7609, 7610, 7611, 7612, 7613, 7614, 7615, 7616, 7617, 7618, 7619, 7620, 7621, 7622, 7623, 7624, 7625, 7626, 7627, 7628, 7629, 7630, 7631, 7632, 7633, 7634, 7635, 7636, 7637, 7638, 7639, 7640, 7641, 7642, 7643, 7644, 7645, 7646, 7647, 7648, 7649, 7650, 7651, 7652, 7653, 7654, 7655, 7656, 7657, 7658, 7659, 7660, 7661, 7662, 7663, 7664, 7665, 7666, 7667, 7668, 7669, 7670, 7671, 7672, 7673, 7674, 7675, 7676, 7677, 7678, 7679, 7680, 7681, 7682, 7683, 7684, 7685, 7686, 7687, 7688, 7689, 7690, 7691, 7692, 7693, 7694, 7695, 7696, 7697, 7698, 7699, 7700, 7701, 7702, 7703, 7704, 7705, 7706, 7707, 7708, 7709, 7710, 7711, 7712, 7713, 7714, 7715, 7716, 7717, 7718, 7719, 7720, 7721, 7722, 7723, 7724, 7725, 7726, 7727, 7728, 7729, 7730, 7731, 7732, 7733, 7734, 7735, 7736, 7737, 7738, 7739, 7740, 7741, 7742, 7743, 7744, 7745, 7746, 7747, 7748, 7749, 7750, 7751, 7752, 7753, 7754, 7755, 7756, 7757, 7758, 7759, 7760, 7761, 7762, 7763, 7764, 7765, 7766, 7767, 7768, 7769, 7770, 7771, 7772, 7773, 7774, 7775, 7776, 7777, 77



URS Corporation N:\1810230\Projects\LU_Future.mxd Date: 9/7/2007 2:46:54 PM

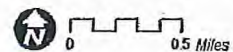


City of Edina
2008 Comprehensive Plan Update

Data Source: URS

Figure 4.3

Future Land Use Plan





Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
MXC Mixed-Use Center Current examples: <ul style="list-style-type: none"> • 50th and France • Grandview 	Established or emerging mixed use districts serving areas larger than one neighborhood (and beyond city boundaries). Primary uses: Retail, office, service, multifamily residential, institutional uses, parks and open space. Vertical mixed use should be encouraged, and may be required on larger sites.	Maintain existing, or create new, pedestrian and streetscape amenities; encourage or require structured parking. Buildings "step down" in height from intersections. 4 stories at 50 th & France; 3-6 stories at Grandview	Floor to Area Ratio-Per current Zoning Code: maximum of 1.5 1 - 2 units/acre
CAC Community Activity Center Example: Greater Southdale area (not including large multi-family residential neighborhoods such as Centennial Lakes)	The most intense district in terms of uses, height and coverage. Primary uses: Retail, office, lodging, entertainment and residential uses, combined or in separate buildings. Secondary uses: Institutional, recreational uses. Mixed use should be encouraged, and may be required on larger sites.	Form-based design standards for building placement, massing and street-level treatment. Buildings should be placed in appropriate proximity to streets to create pedestrian scale. Buildings "step down" at boundaries with lower-density districts and upper stories "step back" from street. More stringent design standards for buildings > 5 stories. Emphasize pedestrian circulation; re-introduce finer-grained circulation patterns where feasible.	Floor to Area Ratio-Per current Zoning Code: maximum of 0.5 to 1.0* 2 - 3 units/acre
I Industrial	Applies to existing predominantly industrial areas within the City. Primary uses: industrial, manufacturing. Secondary uses: limited retail and service uses.	Performance standards to ensure compatibility with adjacent uses; screening of outdoor activities,	Floor to Area Ratio: Per Zoning Code: 0.5*

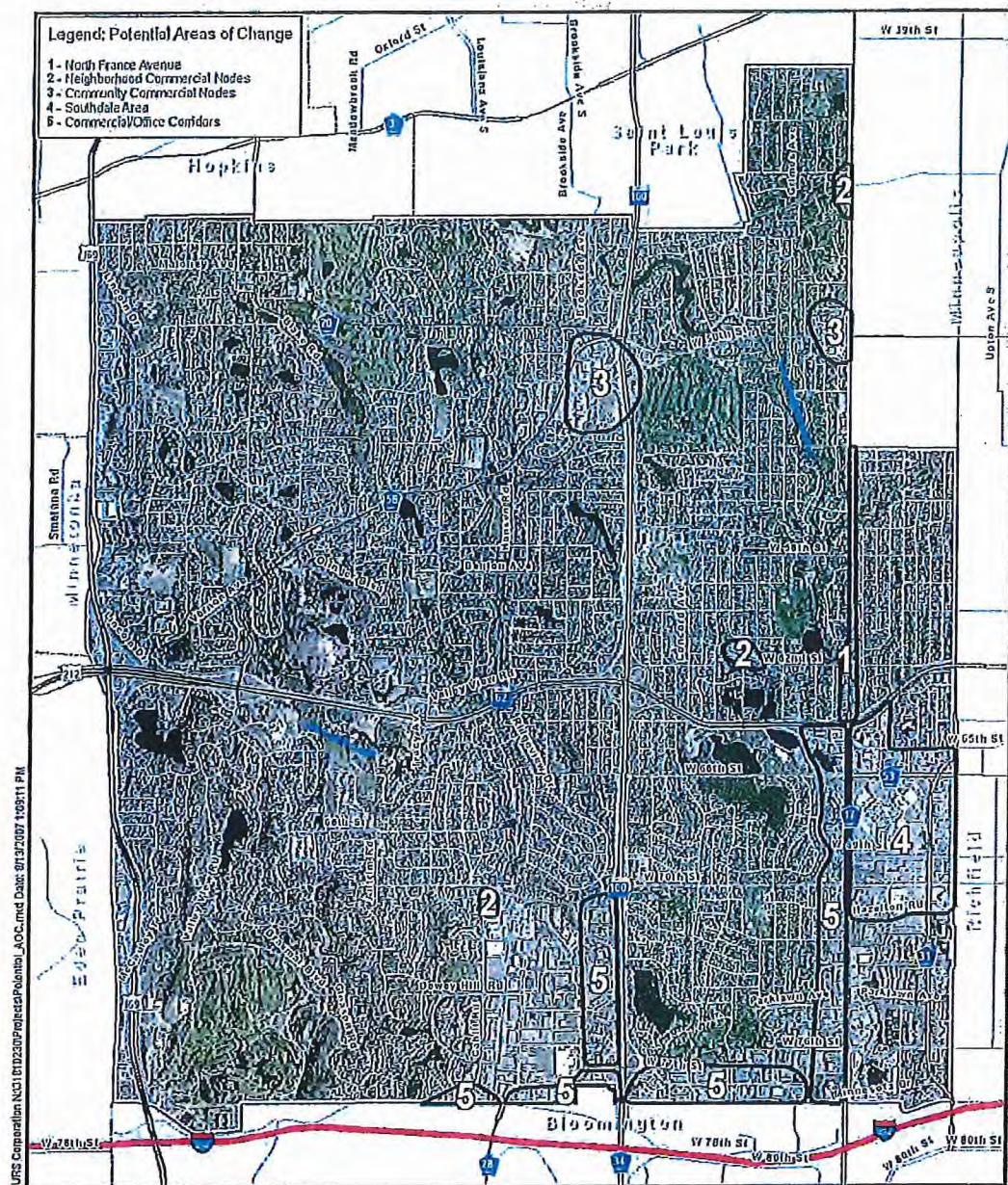


Figure 4.4



City of Edina
2008 Comprehensive Plan Update

Date of Aerial Photography: August 2006

**Conceptual Land Use Framework:
Potential Areas of Change**

